

## Residential Mortgages Disclosure

### Fourth Quarter of 2022

#### A. Definition of Insured Mortgages

Borrowers purchasing a Residential house with a down payment of less than 20% of the purchase price require Mortgage Loan Insurance. Mortgages sanctioned with such insurance are called "Insured Mortgages". The insurance products are offered by Canada Mortgage and Housing Corporation (CMHC) and other authorised insurers to provide opportunity for borrowers to purchase a home with a down payment as low as 5% by selecting their choice insurer.

#### B. Disclosures:

<b>Total Residential Mortgages and Home Equity Lines of Credit (HELOC) Portfolio Amount and Percentage that are Insured vs. Uninsured</b>								
As on 31 <sup>st</sup> Dec 2022	Insured			Uninsured			(\$ in 000's)	
	Outstanding Amount	Outstanding Percentage	Outstanding Amount	Outstanding Percentage	Total			
<b>Mortgages</b>	34,362.35	21.70%	124,025.85	78.30%	158,388.20			
<b>HELOC</b>	0.00	0.00%	3,714.72	100.00%	3,714.72			
<b>TOTAL</b>	<b>34,362.35</b>	<b>21.20%</b>	<b>127,740.57</b>	<b>78.80%</b>	<b>162,102.92</b>			
<b>Provincial Breakdown of Total Residential Mortgages and HELOCs (\$ in 000's, % in brackets)</b>								
As on 31 <sup>st</sup> Dec 2022	Mortgages				HELOC		Total	
Province	Insured		Uninsured		Uninsured		Total	
<b>British Columbia</b>	2,163.59	6.30%	15,030.10	12.12%	799.94	21.53%	<b>17,993.63</b>	<b>11.10%</b>
<b>Ontario</b>	32,198.75	93.70%	108,995.75	87.88%	2,914.78	78.47%	<b>144,109.28</b>	<b>88.90%</b>
<b>Outside of Canada</b>	0.00	0.00%	0.00	0.00%	0.00	0.00%	<b>0.00</b>	<b>0.00%</b>
<b>Total</b>	<b>34,362.35</b>	<b>100%</b>	<b>124,025.85</b>	<b>100%</b>	<b>3,714.72</b>	<b>100%</b>	<b>162,102.92</b>	<b>100%</b>

<b>Total Residential Mortgages by Amortization Period</b>	
<b>Initial Amortization Period</b>	<b>As Percentage of Total Portfolio</b>
<b>15-20 years</b>	9.27%
<b>21-25 years</b>	66.13%
<b>26-30 years</b>	23.79%
<b>Above 30 years</b>	0.00%
<b>less than 15 years</b>	0.81%
<b>Total</b>	<b>100.00%</b>

<b>Provincial Breakdown of Loan to Value Ratio (LTV) for the Newly Originated Uninsured Residential Mortgage Loans and HELOCs during Q4 of 2022 (Oct-Dec'22)</b>		
<b>Province</b>	<b>Loan-to-Value Ratio (Average)</b>	
	<b>Residential Mortgages</b>	<b>Home Equity Lines of Credit*</b>
<b>British Columbia</b>	80.00%	0.00%
<b>Ontario</b>	0.00	0.00%
<b>Outside of Canada</b>	0.00	0.00
<b>Overall Average</b>	<b>80.00%</b>	<b>0.00%</b>

\* Where both mortgages and HELOC facilities have been approved against same property, the LTV for the HELOC cannot exceed above 65% of the value of the property.

### **C. Discussion on Potential Impact on Portfolio in the event of an economic downturn:**

The Bank regularly conducts stress tests to consider the potential impact on its Residential mortgage portfolio due to adverse economic conditions, unemployment and interest rate scenario which will shape the curve going forward. In addition, our ongoing efforts to spread the risk across the portfolio with product and profile mix have shown consistency in risk profiling. We keep a close watch on the changes taking place in the residential mortgage market.